

CITY OF SAN ANTONIO

Zoning Commission Agenda

Board Room
First Floor, Development Business Service Center
1901 S. Alamo

December 20, 2005
Tuesday, 11:30 A.M.

ZONING COMMISSIONERS

Gilbert Kissling – District 1	James Gray – District Mayor
Jureta Marshall – District 2	Jody Sherrill – District 7
Joe Farias – District 3	Dr. Morris A. Stribling – District 8
Henry Avila – District 4	James McAden – District 9
Eiginio Rodriguez – District 5	Robert R. Robbins – District 10
Christopher R. Martinez – District 6	
Chairman	

1. **Work Session presentation by zoning staff to discuss zoning case recommendations and other items for consideration on agenda for December 20, 2005, at 11:30 A.M. Tobin Room, 1901 S. Alamo, Development Business Services Center.**
2. Call to Order – Board Room – 1:00 PM.
3. Roll Call.
4. Pledge of Allegiance.
5. Director's Report.
6. Discussion and consideration of postponing the Zoning Commission meeting of January 3, 2006.
7. **ZONING CASE NUMBER Z2005221:** The request of Brown, P. C., Attorneys at Law, for Tonkiwa, Ltd., Owner(s), for a change in zoning from: "C-2" Commercial District, PUD "MF-33 ERZD" Planned Unit Development Multi-Family Edwards Recharge Zone District and "R-6 ERZD" Residential Single-Family Edwards Recharge Zone District to "C-2 ERZD" Commercial Edwards Recharge Zone District on 14.89 acres and RP ERZD" Resource Protection Edwards Recharge Zone District on 12.25 acres on 27.14 acres out of NCB 17600. East of the intersection Highway 281 North and Evans Road. (Council District 9)
8. **ZONING CASE NUMBER Z2005263:** The request of Pinnacle Ranch, LTD., Applicant, for Pinnacle Ranch, Ltd., Owner(s), for a change in zoning from "I-1" General Industrial District and "R-4" Residential Single-Family District to "C-3" General Commercial District on 2.021 acres out of NCB 10594, 532 and 542 North W. W. White Rd. (Council District 2)
 - A. Finding of consistency with Master Plan.
 - B. Recommendation on zoning change request.

9. **ZONING CASE NUMBER Z2005276:** The request of Morano Family Investment Company, Inc., Applicant, for Frank Morano, Owner(s), for a change in zoning from “R-6” Residential Single-Family District to “R-5” Residential Single Family District on 18.627 acres out of NCB 16001. Ray Ellison Blvd. (Council District 4)
- A. Finding of consistency with Master Plan.
B. Recommendation on zoning change request.
10. **ZONING CASE NUMBER Z2005285 CD:** The request of Henry Daughtry, Jr., Applicant, for Henry Daughtry, Jr., Owner(s), for a change in zoning from “C-2” Commercial District and “O-2” Office District to “C-2NA” 9cD-Outdoor Storage of Boats, Vehicles, RV’s) Commercial Nonalcoholic Sales District with a Conditional Use for the Outdoor Storage of Boats, Vehicles, and RV’s on 12.886 acres out of NCB 15005, “C-2” Commercial District on 1.595 acres out of NCB 15005, and “C-3” General Commercial District on 5.685 acres out of NCB 15005 on 20.166 acres out of NCB 15005 and Lot 3, NCB 18670, 7500 Block of Grissom Road. (Council District 7)
- A. Finding of consistency with Master Plan.
B. Recommendation on zoning change request.
11. **ZONING CASE NUMBER Z2005264:** The request of Ana Elizabeth Sandoval, Applicant, for Ana Elizabeth Sandoval, Owner(s), for a change in zoning from “R-4” Residential Single-Family District to “MF-25” Multi-Family District on East 64.3 feet of Lot 8, NCB 8377. 702 John Adams Drive. (Council District 7)
- A. Finding of consistency with Master Plan.
B. Recommendation on zoning change request.
12. **ZONING CASE NUMBER Z2005284:** The request of James G. Lifshultz, Applicant, for Big Tex San Antonio, Owner(s), for a change in zoning from: “I-1” RIO-4 General Industrial River Improvement Overlay District 4 to “IDZ” RIO-4 Infill Development Zone River Improvement Overlay District 4 on 7.528 acres out of NCB A-14. 300 – 400 Blue Star. (Council District 5)
- A. Finding of consistency with Master Plan.
B. Recommendation on zoning change request.
13. **ZONING CASE NUMBER Z2005281 CD:** The request of David Mitchell, Applicant, for Dennie Berry, Jr., Owner(s), for a change in zoning from “R-6” Residential Single-Family District to “C-2” (CD-Auto and Truck Repair) Commercial District with a Conditional Use for a Auto and Truck Repair on P-19, NCB 17930. 9444 Bandera Road. (Council District 8)
- A. Finding of consistency with Master Plan.
B. Recommendation on zoning change request.
14. **ZONING CASE NUMBER Z2005270 CD:** The request of Sandra Gonzalez., Applicant, for Sandra Gonzalez, Owner(s), for a change in zoning from “R-4” Residential Single-Family District to “R-4” CD (Conditional Use for a Commercial Parking Lot) on Lots 15 through 18, Block 1, NCB 2446. 2116 Guadalupe. (Council District 5)

15. **ZONING CASE NUMBER Z2005274:** The request of Anna Hudley, Applicant, for NAC Venture Three, Owner(s), for a change in zoning from “R-6” Residential Single-Family District to “C-2” Commercial District on 1.278 acres out of NCB 16582. At the rear of 15715 Nacogdoches Road. (Council District 10)
16. **ZONING CASE NUMBER Z2005290:** The request of Brown, P.C., Applicant, for 3500 Goliad Road, L.P., Owner(s), for a change in zoning from: “R-4” Residential Single-Family District to “C-3” General Commercial District on Parcel 1, NCB 10880, 3500 Goliad Road. (Council District 3)
17. **ZONING CASE NUMBER Z2005286:** The request of Regent Community Partners, L.P., Applicant, for Frank Persyn, Owner(s), for a change in zoning from “R-6” Residential Single-Family District to “R-4” Residential Single-Family District on 12.45 acres out of NCB 18288. Approximate Northeast corner of West Military Drive and Potranco Road. (Council District 8)
18. **ZONING CASE NUMBER Z2005287 CD:** The request of Sylvia Lutz, Applicant, for Sylvan Lutz, Owner(s), for a change in zoning from “C-2” Commercial District to “C-2NA” (CD-Mini-Storage Facility) Commercial Nonalcoholic Sales District with a Conditional Use for a Mini-Storage Facility on 2.4 acres out of NCB 17877. 8714 Marbach Road. (Council District 4)
19. **ZONING CASE NUMBER Z2005273 S:** The request of City of San Antonio, Applicant, for US Government (Kelly/GKDA), Owner(s), for a change in zoning from “R-6” Residential Single-Family District, “C-2” Commercial District, “I-1” General Industrial District, and “MR” Military Reserve District to “C-3” General Commercial District, (HD) “C-3” Historic General Commercial District on approximately 371 acres; and “MI-2 S” Mixed Heavy Industrial on approximately 1,520 acres with a Specific Use Permits for Armory, Biomedical Products Manufacturing, and Airport Non-Governmental on Property generally located in Kelly USA which is south of US Highway 90, west of Zarzamora, north and south of Military Drive; and east of Leon Creek. (Council District 4)
20. **ZONING CASE NUMBER Z2005288:** The request of Wade Interest, Inc., Applicant, for Southwest Foundation for Research and Education, Owner(s), for a change in zoning from “I-1” Industrial District to “C-3” General Commercial District on 22.435 acres out of NCB 11493. 7620 Northwest Loop 410. (Council District 6)
21. Executive Session: consultation on Attorney-client matters (real estate, litigation, personnel and security matters) as well as any of the above agenda items may be discussed.
22. Approval of the minutes for the Meetings of November 1, 2005.
23. **ADJOURNMENT**

Accessibility Statement

This meeting is wheelchair accessible. The accessible entrance is located at 1901 S Alamo. Accessible parking spaces are located in front of the building. Auxiliary aids and services are available upon request. Interpreters for the deaf must be requested at least 48 hours prior to the meeting by calling 207-7245

CASE NO: Z2005221

Final Staff Recommendation - Zoning Commission

Date: December 20, 2005

Council District: 9

Ferguson Map: 483 D6 & 7

Applicant Name:

Owner Name:

Brown, P. C.

Tonkiwa, Ltd.

Zoning Request: From "C-2" Commercial District, PUD "MF-33 ERZD" Planned Unit Development Multi-Family Edwards Recharge Zone District and "R-6 ERZD" Residential Single-Family Edwards Recharge Zone District to "C-2 ERZD" Commercial Edwards Recharge Zone District on 14.89 acres and "RP ERZD" Resource Protection Edwards Recharge Zone District on 12.25 acres.

Property Location: 27.14 acres out of NCB 17600

East of the intersection Highway 281 North and Evans Road

Proposal: To develop a retail center

Neigh. Assoc. Encino Park Home Owner Association (within 200 feet)

Neigh. Plan None

TIA Statement: A Level-1 Traffic Impact Analysis (TIA) was submitted and is in compliance with TIA Ordinance 91700. The TIA recommends that they make provisions for 70 feet of right-of-way at the intersection of Evans Road and the western most driveway in order to provide for the extension of Encino Ledge.

Staff Recommendation:

Approval

The subject property is located east of the intersection of two major thoroughfares, Evans Road and North 281. There are commercial uses to the north and west, and residential uses to the south and east.

"C-2" Commercial District at this site would be a continuation of the commercial uses to the west. This district would serve as a buffer between the street and the residential uses to the south. Furthermore, the "RP" district would serve as a buffer between the potential retail center and the single-family residential homes to the south and east. The "C-2" commercial district is designed to offer uses that would serve the community with a broad range of commercial uses. This zoning change would be appropriate at this location.

SAWS Summary:

1. SAWS recommends approval of the proposed land use.
2. A category determination has not been submitted. Until such time the property is classified as a Category 2 property.
3. SAWS recommends that the impervious cover on the site shall not exceed 50%.

This case was heard on October 04, 2005 by Zoning Commission and on October 13, 2005 by City Council. City Council sent the case back to Zoning Commission for reconsideration.

CASE MANAGER : Robin Stover 207-7945

**SAN ANTONIO WATER SYSTEM
Interdepartment Correspondence Sheet**

To: Zoning Commission Members

DEV. SERVICES

From: Kirk M. Nixon, Manager, Resource Protection Division, San Antonio Water System

2005 DEC - 6 A 11: 32

Copies To: Scott R. Halty, Director, Resource Protection & Compliance Department, Julia I. Mireles, P.E., Mike Barr, Resource Protection Specialist II, Aquifer Protection & Evaluation Section, File

Subject: Revised Zoning Case Z2005221 (Encino Park Retail Center)

Date: December 2, 2005

SUMMARY

A request for a change in zoning has been made for an approximate 27.14-acre tract located on the city's north side. A change in zoning from **MF-33 ERZD** to **C-2 ERZD** for 14.89 acres and **R-6 ERZD, MF-33 ERZD, and C-3 ERZD** to **RP ERZD** for 12.25 acres is being requested by the applicant, Brown, P.C., by Mr. Kenneth W. Brown. The change in zoning has been requested to allow a retail center.

As of the date of this report, an official request for a site specific category determination or an official request for a "substantial alteration" determination has not been received by the Aquifer Protection & Evaluation Division. Based on the information provided, this property is a Category 2 property and shall be developed in accordance with all the provisions stated in Ordinance No. 81491 governing development on the Edwards Aquifer Recharge Zone. However, if the appropriate information is provided to the Aquifer Protection & Evaluation Section, this property may be determined to be a Category 1 property. If the property is determined to be a Category 1 property, staff recommends that the owner/operator use criteria outlined in Section 34-970 "Best Management Practices".

Based on the site evaluation of the property, and the information submitted by the applicant, SAWS staff recommends **approval** of the proposed land use. Should the city council rezone the property that is the subject of this report, the San Antonio Water System recommends that any development on that property after the zoning classification has been changed should be restricted as stated in the environmental recommendations section of this report.

LOCATION

The subject property is located in City Council District 9, at the intersection of Evans Road and Encino Commons. The property lies within the Edwards Aquifer Recharge Zone (Figures 1 and 2).

SITE EVALUATION

1. Development Description:

The proposed change is from **MF-33 ERZD** to **C-2 ERZD** for 14.89 acres and **R-6 ERZD, MF-33 ERZD, and C-3 ERZD** to **RP ERZD** for 12.25 acres and will allow for the construction of a retail center. The site is an undeveloped site that is covered in a dense mixture of native vegetation and fill material.

2. Surrounding Land Uses:

A single-family residential subdivision is east and south of the property. An undeveloped lot abuts the property boundary on the west side. Evans Road bound the northern boundary.

3. Water Pollution Abatement Plan:

The 27 Acre Evans Road Tract Water Pollution Abatement Plan (WPAP) was approved by the Texas Commission on Environmental Quality (TCEQ) on June 11, 2001. This WPAP has been approved for only mass grading and clearing of the site. There were a total of nine geologic features. Two features are rated as being sensitive. Feature S-32 is a zone of fractured solution enhanced rock and is still apparent at the site. The other feature (S-33) is described in the Geologic Assessment as a zone of fractured rock. As per the WPAP and approval by TCEQ, feature S-33 has been sealed with fill material. A WPAP will be required to be submitted to and approved by the TCEQ prior to commencement of construction.

4. Geologic Features:

Using U.S. Geological Survey Water-Resources Investigations Report 95-4030 it was determined that the subject site was underlain by the Dolomitic Member of the Edwards Aquifer. Outcropping of bedrock was observed onsite. According to FEMA Flood Insurance Maps, a portion of the subject site is located within the 100-year floodplain.

Additionally, staff reviewed the geologic assessment in the WPAP prepared by Pape-Dawson Engineers, and noted two sensitive recharge features. The geologic features were rated as sensitive in the Geologic Assessment. One feature (S-32) was a zone of fractured solution enhanced rock that is still visible in a dry creek bed. The other feature (S-33) was described in the Geologic Assessment as a zone of fractured rock. This could not be verified onsite due to coverage by fill material.

All other features identified in the Geologic Assessment appear to have limited potential for recharge to the Edwards Aquifer.

ENVIRONMENTAL CONCERNS

The environmental concerns associated with this development being constructed on the Edwards Aquifer Recharge Zone are:

Site Specific Concerns

1. A portion of the property lies within the floodplain, and the potential increase of sediment load resulting from the additional runoff created by the development.

General Concerns

1. The improper use of pesticides, herbicides, or fertilizers needed for landscape maintenance that may be carried off in the first flush of stormwater run-off.
2. The build-up of hydrocarbons and other pollutants on streets, parking lots and other paved areas that are then carried off in the first flush of stormwater run-off.

ENVIRONMENTAL RECOMMENDATIONS

The following recommendations address the environmental concerns raised by the construction of this development on the Edwards Aquifer Recharge Zone:

Site Specific Recommendations

1. The impervious cover shall not exceed 50% for the entire 27.14 acre site.
2. The applicant shall be required to have a 3.94 acre variable width buffer adjacent to the 100-year floodplain boundary.
3. The retail center shall only allow land uses or activities that are in conformance with the table of permitted uses. Should a proposed use be listed as requiring City Council approval, the owner/operator shall apply for re-zoning for that particular use at that site. If the land use is listed as special use, a special permit must be obtained for that use. If the land use is listed as prohibited, that land use will not be permitted on that site.
4. The owner of all water pollution abatement structures shall ensure that these structures are properly maintained and kept free of trash and debris. A signed water quality maintenance plan must be submitted to the Resource Protection Division of SAWS. If at any time the ownership of the property changes, the seller must disclose to the buyer all the requirements of the water quality maintenance plan. The new owner must submit a signed water quality maintenance plan to the Resource Protection Division of SAWS.
5. Landscaped areas shall be sensitive to minimizing water needs, i.e., use of native plants. Each tenant within the retail center development shall be informed by the lessor in writing about Best Management Practices (BMP) for pesticide and fertilizer application. Preventing Groundwater Pollution, A Practical Guide to Pest Control, available from the Edwards Aquifer Authority (210/222-2204), or equivalent information produced by the U.S. Natural Resource Conservation Service, Texas Department of Agriculture, U.S. Department of Agriculture, shall be used.

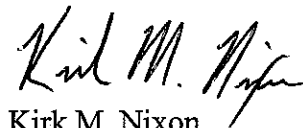
6. The applicant shall notify the Construction Compliance Section of the Resource Compliance Division of SAWS at (210) 233-3564 no later than 48 hours prior to the commencement of construction at the site. If any significant geologic features such as, but not limited to, solution openings, caves, sinkholes, or wells are found during the excavation, construction, or blasting, the developer shall notify the Texas Commission on Environmental Quality at (210) 490-3096 and the Resource Protection Division of the San Antonio Water System at (210) 233-3526.
7. If any sensitive geologic features such as, but not limited to, solution openings, caves, sinkholes, or wells are found during the excavation, construction, or blasting, the developer shall notify the Texas Commission on Environmental Quality at (210) 490-3096 and the Resource Protection Division of the San Antonio Water System at (210) 233-3526.

General Recommendations

1. Prior to the release of any building permits the owner/operator of any Category 2 property shall submit an Aquifer Protection Plan to the Resource Protection Division of the San Antonio Water System.
2. Prior to the release of any building permits, the following shall be submitted to the SAWS Aquifer Protection & Evaluation Section of the Resource Protection Division:
 - A. A copy of the Water Pollution Abatement Plan (WPAP) shall be submitted for each particular development/use within the area being considered for re-zoning,
 - B. A set of site specific plans which must have a signed Engineers Seal from the State of Texas,
 - C. A WPAP approval letter from the Texas Commission on Environmental Quality (TCEQ),
 - D. A copy of the approved Water Pollution Abatement Plan.
3. The storage, handling, use and disposal of all over the counter hazardous materials within this development shall be consistent with the labeling of those materials. Failure to comply with the label warnings may constitute a violation of Federal law.
4. If a water quality basin is constructed on the property, the following is required:
 - A. Prior to the start of the basin construction, the owner will notify the Aquifer Protection and Evaluation Section of the San Antonio Water System at (210) 233-3526 to schedule a site inspection.
 - B. After basin construction is complete and prior to the start of business, the owner will notify the SAWS Aquifer Protection and Evaluation Section at (210) 233-3526 to schedule a site inspection. Additionally, we recommend a maintenance plan and schedule be developed and submitted to SAWS Aquifer Protection and Evaluation Section.

- C. If the basin fails to drain properly, the owner will notify the Construction Section of the Resource Compliance Division at (210) 233-3564 prior to any discharge of water.
 - D. If at any time the ownership of the property changes, the seller must inform the buyer of all requirements for maintenance of the Basin. A signed basin maintenance plan and schedule agreement, from the new owner, must be submitted to the Resource Protection Division .
- 5. The City of San Antonio shall inspect all future construction of the sewage collection system to include service laterals and sewer mains for proper construction according to State and City Regulations and Code.
 - 6. The Resource Protection Division staff shall have the authority to inspect the site to ensure that the approved recommendations are being strictly adhered to during and after construction of the project.

Based on the site evaluation of the property, and the information submitted by the applicant, staff recommends **approval** of the proposed land use. Additionally, SAWS staff recommends that the applicant, or any future owner, comply with the above recommendations in regards to the development of the subject property.



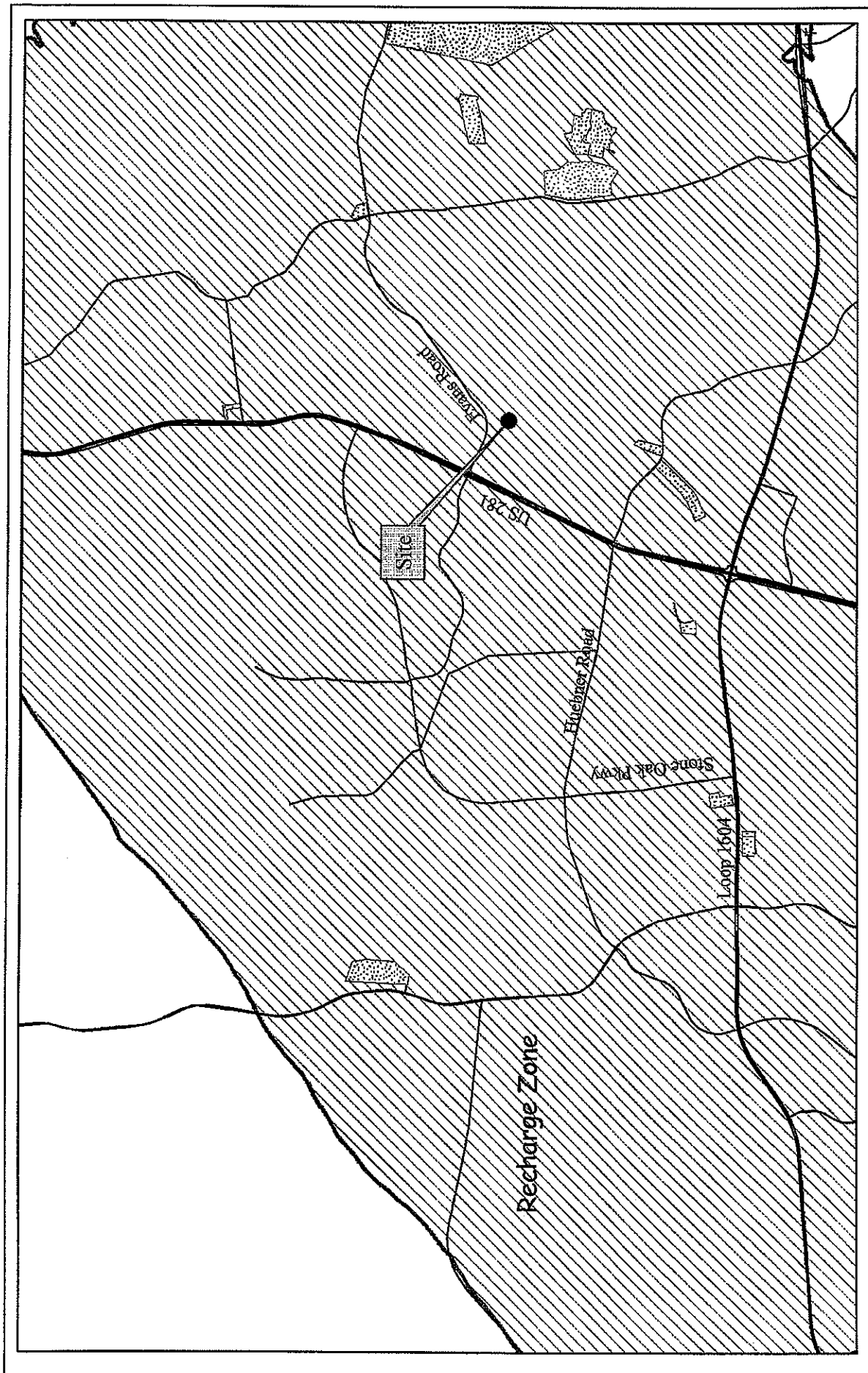
Kirk M. Nixon
Manager
Resource Protection Division

APPROVED:



Scott R. Halty
Director,
Resource Protection & Compliance Department

KMN:MJB



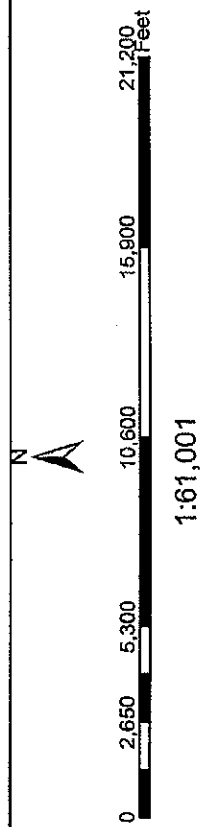
Zoning Case No. Z2005221 Figure 1

Encino Park Retail Center

Map Page 483 D6

X=2142759 Y=13778161

Map Prepared by Aquifer Protection and Evaluation MJB 9/6/2005



CASE NO: Z2005263

Final Staff Recommendation - Zoning Commission

Date: December 20, 2005

Zoning Commission Continuance from December 6, 2005

Council District: 2

Ferguson Map: 618 D2

Applicant Name:

Owner Name:

Pinnacle Ranch, Ltd.

Pinnacle Ranch, Ltd.

Zoning Request: From "I-1" General Industrial District and "R-4" Residential Single-Family District to "C-3" General Commercial District.

Property Location: 2.021 acres out of NCB 10594

532 and 542 North W. W. White Road

Lots 21 and 22 of NCB 10594 (542 North W. W. White Road); Lot D of NCB 10594 (532 North W. W. White Road)

Proposal: To allow a dance hall

Neigh. Assoc. None

Neigh. Plan Arena District/Eastside Community Plan

TIA Statement: A Traffic Impact Analysis is not required

Staff Recommendation:

Consistent

The request is consistent with the Arena District/Eastside Community Plan.

Approval

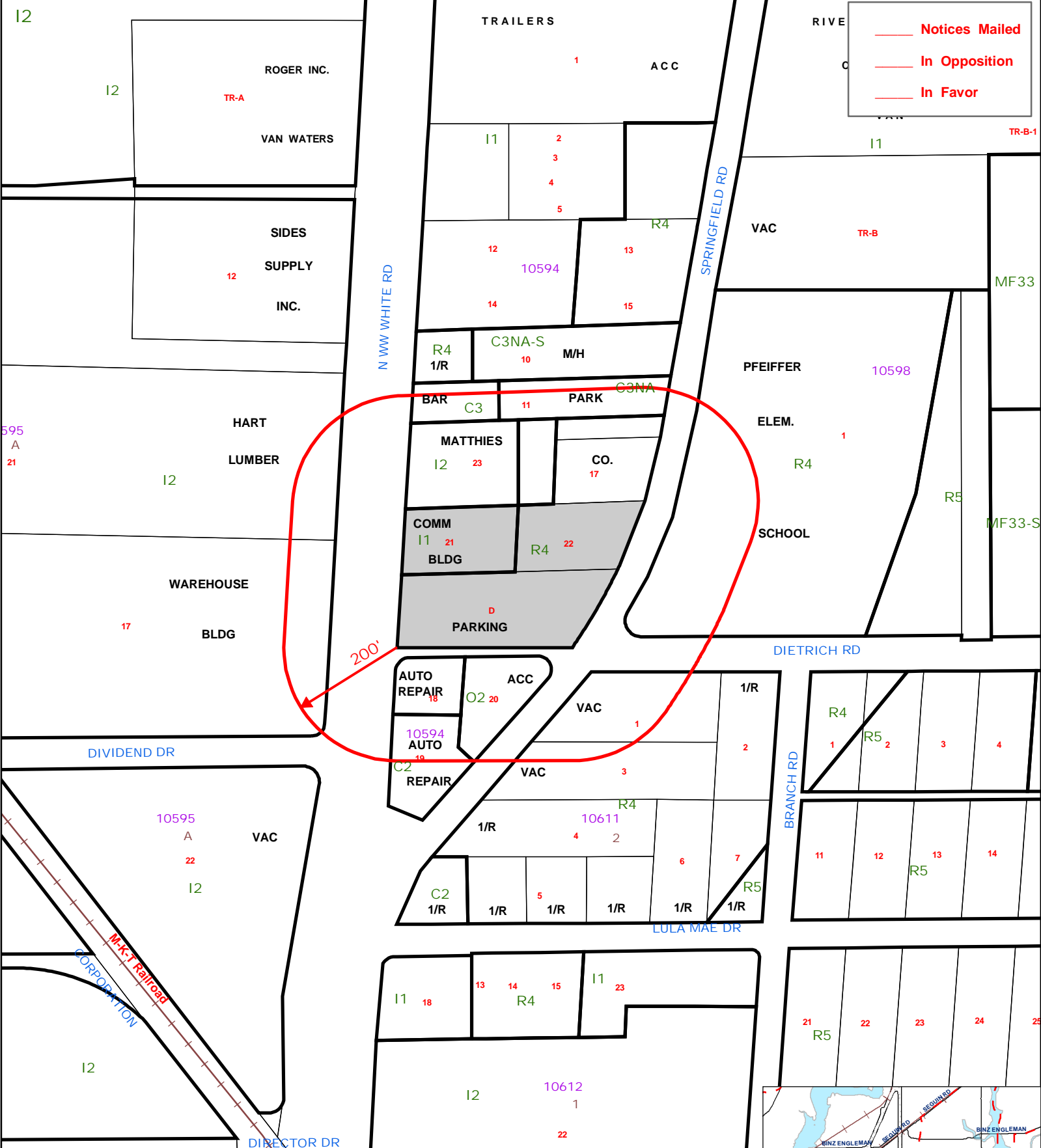
The proposed zoning is consistent with the goals, objectives and future land use identified in the Arena District/Eastside Community Plan. The proposed use is also compatible with the variety of commercial and light industrial uses along this portion of W. W. White Road.

The subject lots were originally zoned "B" under the provisions of the 1938 zoning ordinance. In 1961, Lot 21, which contains a building that dates to about 1962, was rezoned from "B" to "JJ," and this zoning district later converted to the "I-1" district under the 1965 zoning ordinance and remained "I-1" following the 2001 adoption of the Unified Development Code (UDC). For many years, this was for the site of a dance hall called "The Farmer's Daughter." A few years after the dance hall closed, a bar was established. The bar closed after about two years and the only current use is a contractor office in an area at the rear of the building. The remaining lots, which have not been used for residential purposes but instead for parking, converted from "B" to "R-7" in 1965 and later to "R-4" following the adoption of the 2001 UDC.

There are automobile repair shops to the south on parcels zoned "O-2" and "C-2" and multiple supply companies on parcels zoned "I-2" to the west. To the north is another supply company with "I-2" zoning and further north is a bar and a mobile home park on parcels zoned "C-3" and "C-3NA," respectively. To the east, across Springfield Road, is Pfeiffer Elementary School located on property zoned "R-4."

Lastly, if the requested "C-3" zoning is approved, a Type "C" landscape buffer would normally be required; however, as the property is already developed and shares a common property boundary with a property to the north that is zoned "R-4," but has a more intensive nonconforming industrial use, the buffer requirement should be waived.

CASE MANAGER : Matthew Taylor 207-5876



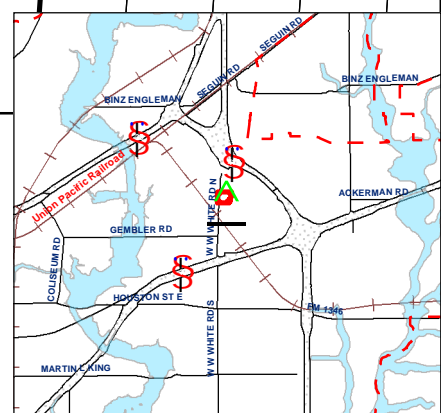
_____ Notices Mailed
 _____ In Opposition
 _____ In Favor

ZONING CASE: **Z2005-263**

City Council District No. 2
Requested Zoning Change
From "I-1 & R-4" To "C-3"
Date: December 20, 2005
Scale: 1" = 200'

[Grey Box] Subject Property
 [Red Circle] 200' Notification

H
 C:\Dec_6_2005



CASE NO: Z2005264

Final Staff Recommendation - Zoning Commission

Date: December 20, 2005

Council District: 7

Ferguson Map: 581 C6

Applicant Name:

Ana Elizabeth Sandoval

Owner Name:

Ana Elizabeth Sandoval

Zoning Request: From "R-4" Residential Single-Family District to "MF-25" Multi-Family District.

Property Location: East 64.3 feet of Lot 8, NCB 8377

702 John Adams Drive

Southwest corner of John Adams Drive and East Cheryl Drive

Proposal: Add a meter to the existing residence

Neigh. Assoc. Donaldson Terrace Neighborhood Association

Neigh. Plan Near Northwest Community Plan

TIA Statement: A Traffic Impact Analysis is not required

Staff Recommendation:

Inconsistent

The request does not conform to the land use plan of the Near Northwest Community Plan. The subject property is located in an area designated as Low-Density residential and any multi-family use would be incompatible with this designation. A Plan Amendment would be required in order to establish the "MF-25" Multi-Family District.

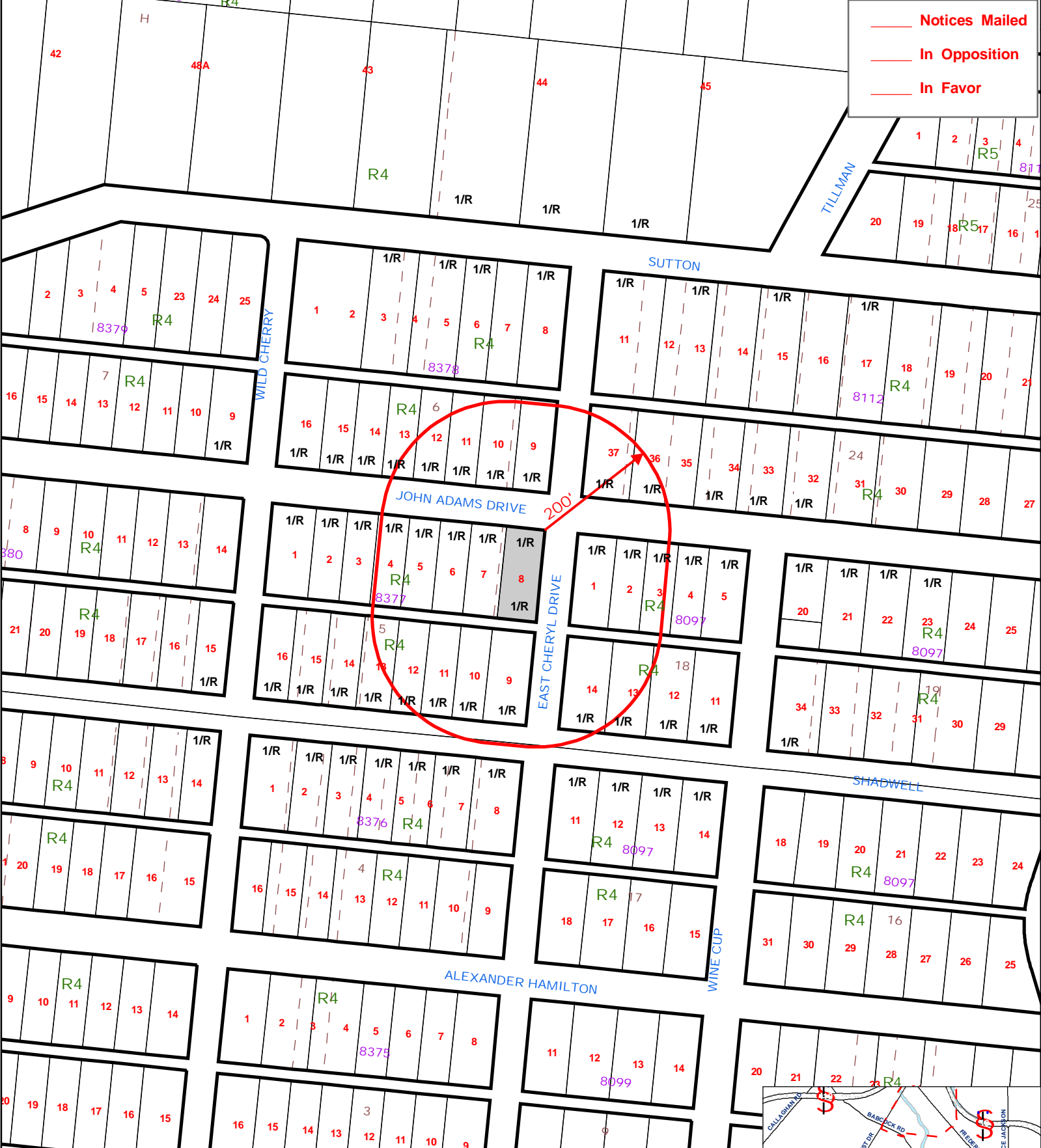
Denial, with an alternate recommendation of Approval of "R-4" (CD- Two-Family Dwelling) Residential Single-Family District with a Conditional Use for a Two-Family Dwelling.

Inconsistent with the Near Northwest Community Plan. The subject property has two existing single-family dwellings and located on John Adams Drive local access street. The subject property is adjacent to "R-4" Residential Single-Family District to the west north, south and east (single-family dwellings). The "MF-25" Multi-Family District would not be appropriate at this location. The "R-4" (CD- Two-Family Dwelling) Residential Single-Family District with a Conditional Use for a Two-Family Dwelling would be consistent with the plan.

The reason for requesting a change of zoning is to add a meter to the dwelling in the rear.

CASE MANAGER : Pedro Vega 207-7980

_____ Notices Mailed
 _____ In Opposition
 _____ In Favor



ZONING CASE: **Z2005-264**

City Council District No. 7
 Requested Zoning Change
 From "R-4" To "MF-25"
 Date: December 20, 2005
 Scale: 1" = 200'

[Grey Box] Subject Property
 [Red Circle] 200' Notification



CASE NO: Z2005270 CD

Final Staff Recommendation - Zoning Commission

Date: December 20, 2005

Zoning Commission continuance from December 6, 2005 to consider conditional zoning

Council District: 5

Ferguson Map: 616 A6

Applicant Name:

Owner Name:

Sandra Gonzalez

Sandra Gonzalez

Zoning Request: From "R-4" Residential Single Family District to "R-4" (CD-Commercial Parking Lot) Residential Single Family District with a Conditional use for a Commercial Parking Lot.

Property Location: Lots 15 through 18, Block 1, NCB 2446

2116 Guadalupe Street

South east of South Chupaderas and Guadalupe Street

Proposal: To be utilized for a parking lot

Neigh. Assoc. Avenida Guadalupe Neighborhood Association

Neigh. Plan None

TIA Statement: A Traffic Impact Analysis is not required

Staff Recommendation:

Approval of "R-4" (CD-Commercial Parking Lot) Residential Single-Family District with a Conditional use for a Commercial Parking Lot. The requested rezoning is for properties that are contiguous to "C-2" zoning, which face Guadalupe Street. The intended use for the request is to construct a parking lot for a business. "C-2" zoning is to the north and "R-4" zoning surrounds the rest of the property. The parking lot will be accessed from Guadalupe Street.

Staff recommends the following conditions:

1. Lighting shall be directed away from adjacent properties using 90 degree cutoff fixtures
2. No ingress or egress to Montezuma.
3. Type "B" Landscape buffers shall be required on the sides abutting lots 14 and Tract A .

CASE MANAGER : Richard Ramirez 207-5018

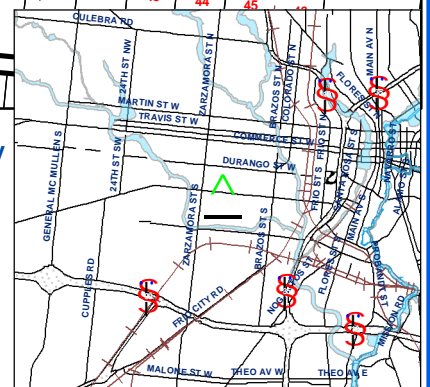


ZONING CASE: Z2005-270 CD

City Council District No. 5
 Requested Zoning Change
 From "R-4" To "R-4 C"
 Date: December 20, 2005
 Scale: 1" = 200'

Subject Property
 200' Notification

Nov 1 2005



CASE NO: Z2005273 S

Final Staff Recommendation - Zoning Commission

Date: December 20, 2005

Council District: 4

Ferguson Map: 649

Applicant Name:

Owner Name:

City of San Antonio

US Government (Kelly/GKDA)

Zoning Request: From "R-6" Single-Family Residential District, "C-2" Commercial District, "I-1" General Industrial District, and "MR" Military Reserve District to "C-3" General Commercial District, (HD) "C-3" Historic General Commercial District on approximately 371 acres; and "MI-2 S" Mixed Heavy Industrial on approximately 1,520 acres with a Specific Use Permits for Armory, Biomedical Products Manufacturing, and Airport Non-Governmental.

Property Location: Property generally located in Kelly USA which is south of US Highway 90, west of Zarzamora, north and south of Military Drive; and east of Leon Creek

Proposal: To rezone a former military air force base for private industrial, commercial, and mixed commercial / residential use.

Neigh. Assoc. Within 200 feet of the Quintana, Thompson, and Southwest Neighborhood Associations

Neigh. Plan None

TIA Statement:

Staff Recommendation:

Approval.

The subject property is approximately 1,890 acres that used to be the Kelly Air Force Base. The base closed in 2001 and is now operated by the Greater Kelly Development Authority (GKDA).

With approximately 9 million square feet of building space, the majority of this former military installation is currently used for industrial-based business. Approximately 1,520 acres are proposed for "MI-2 S" zoning. The remaining 371 acres are proposed for "C-3" commercial zoning.

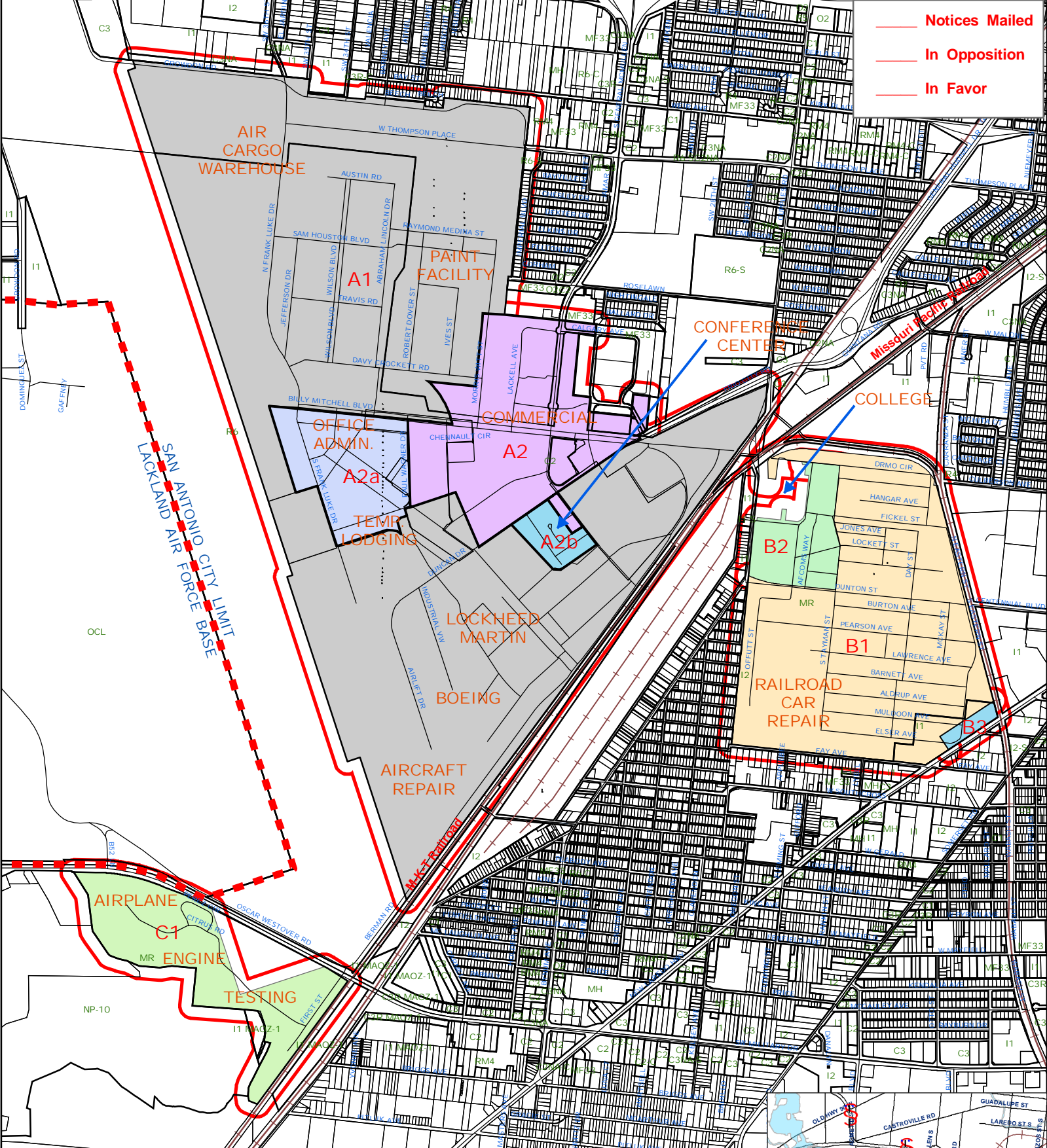
Two historic districts exist within the west and southern boundaries of the main commercial area. The first district, the "Bungalow Colony" consists of single-family craftsman bungalows from the 1920s era that served as officer's quarters. The second area, called the 1600/1700 District consists of 1940s era office and administrative buildings of Spanish Colonial Revival and Arte Moderne architecture.

With an operating air field on the west side of the property and a rail yard running through the east side of the property, Kelly USA markets itself as a multi-modal business port.

Staff recommends approval with the following conditions of the proposed industrial and commercial zoning to allow the continuation of the private sector industrial uses and allow for new business opportunities within Kelly USA.

To protect the surrounding residential neighborhoods, a Type F (40 foot) vegetative buffer will need to be constructed along the perimeter of the subject property within 200 feet of an existing residential use. To protect future commercial enterprises, a Type D (25 foot) vegetative buffer is required between commercial and industrial uses.

CASE MANAGER : Trish Wallace 207-0215

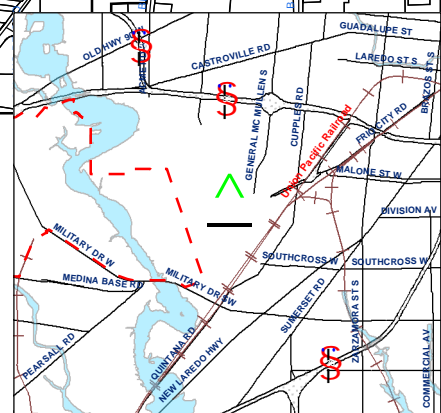


Notices Mailed
In Opposition
In Favor

ZONING CASE: Z2005-273 S
City Council District No. 4 and 5
Requested Zoning Change
From "R-6,MR,C-2,I-1" To "(HD) C-3,MI-2 S"
Date: December 20, 2005
Scale: 1" = 2000'

Subject Property
200' Notification

Dec 6 2005



CASE NO: Z2005274

Final Staff Recommendation - Zoning Commission

Date: December 20, 2005

Zoning Commission Continuance from December 06, 2005

Council District: 10

Ferguson Map: 519 C5

Applicant Name:

Owner Name:

Anna Hudley

NAC Venture Three

Zoning Request: From "R-6" Residential Single-Family District to "C-2" Commercial District District.

Property Location: 1.278 acres out of NCB 16582

At the rear of 15715 Nacogdoches Road

West of the intersection of Nacogdoches Road and Fox Knoll

Proposal: To develop a medical treatment center

Neigh. Assoc. None

Neigh. Plan None

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Denial of "C-2" Commercial District and Approval of "O-1" Office District

The subject property is currently vacant and land locked between existing residential properties and vacant land. The property to the northeast and south are zoned "C-2" Commercial District and the property to the northwest is zoned "R-6" Residential Single-Family District.

The subject property was annexed in 1985 and was previously zoned Temporary "R-1" Residential District, which later converted to "R-6" Residential Single-Family District with the adoption of the 2001 Unified Development Code (UDC). The property to the south annexed in 1974 and was rezoned to "B-2" Business District in 1979.

"C-2" Commercial District is not appropriate at this location due to the location of the established residential properties to the north. "O-1" Office District would be more suitable because it is intended to protect the abutting and surrounding residential areas through setback requirements and building size limitations. The current "R-6" Residential Single-Family District serves as a buffer between the homes and the commercial uses to the south. The "O-1" district would encourage a transition between the commercial district and the residential district. The plan for the development is to locate on both the subject property and the vacant commercially zoned property to the south.

CASE MANAGER : Robin Stover 207-7945



21 Notices Mailed
— In Opposition
— In Favor

ZONING CASE: Z2005-274

City Council District No. 10
Requested Zoning Change
From "R-6" To "C-2"

Date: December 6, 2005

Scale: 1" = 200'

Subject Property
200' Notification

Dec 6 2005



CASE NO: Z2005276

Final Staff Recommendation - Zoning Commission

Date: December 20, 2005

Zoning Commission continuance from December 6, 2005

Council District: 4

Ferguson Map: 647 F6 & F7

Applicant Name:

Owner Name:

Morano Family Investment Company, Inc.

Frank Morano

Zoning Request: From "R-6" Residential Single-Family District to "R-5" Residential Single-Family District.

Property Location: 18.627 acres out of NCB 16001

Ray Ellison Boulevard

Along northern R.O.W. of Ray Ellison Boulevard approximately 400 feet to the east of Loop 410

Proposal: Single-family dwellings

Neigh. Assoc. People Active in Community Effort

Neigh. Plan United Southwest Communities Plan

TIA Statement: A Traffic Impact Analysis is not required, however, it may be required at the building permit or plat stage.

Staff Recommendation:

Consistent

The request does conform to the land use plan of the United Southwest Communities Plan. The land-use component of the plan calls for low density residential at this location.

Approval

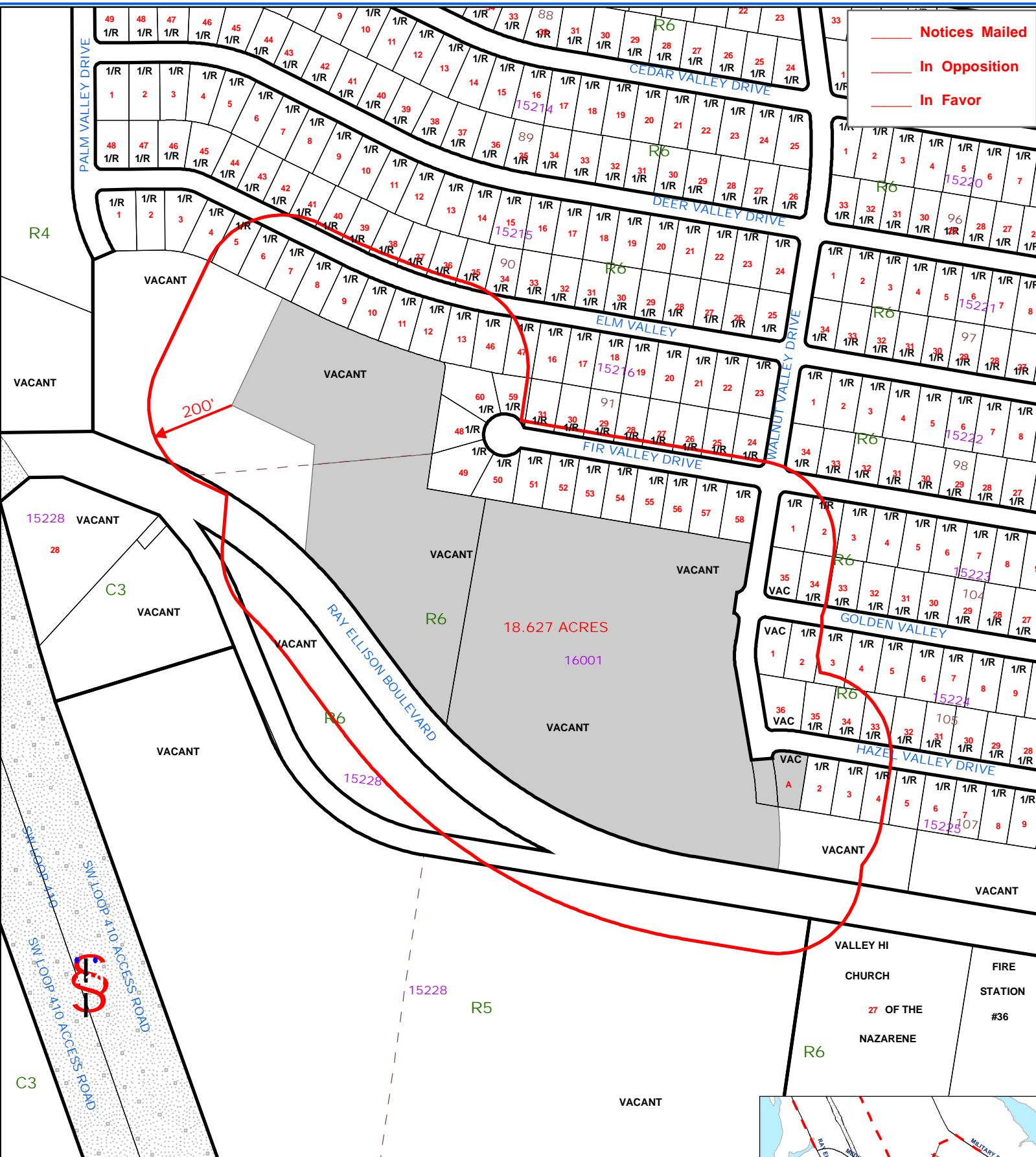
The subject property is undeveloped and located on Ray Ellison Boulevard a major thoroughfare. The subject property is adjacent to "R-6" Residential Single-Family District to the north and east (single-family dwellings) with "C-3" General Commercial District across Ray Ellison Boulevard at SW Loop 410 (vacant). The "R-5" Residential Single-Family District would be appropriate at this location.

"R-6" Residential Single-Family District (7 units per unit)

"R-5" Residential Single-Family District (9 units per unit)

CASE MANAGER : Pedro Vega 207-7980

_____ Notices Mailed
 _____ In Opposition
 _____ In Favor

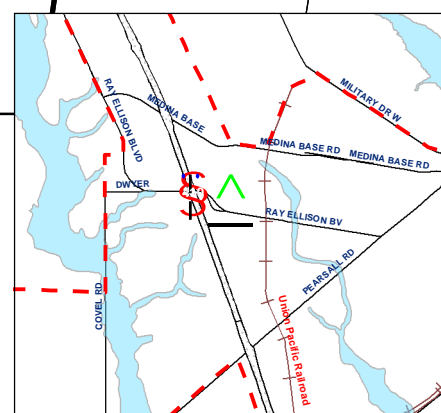


ZONING CASE: **Z2005-276**

City Council District No. 4
 Requested Zoning Change
 From "R-6" To "R-5"
 Date: December 20, 2005
 Scale: 1" = 300'

[Grey Box] Subject Property
 [Red Circle] 200' Notification

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CASE NO: Z2005281 CD

Final Staff Recommendation - Zoning Commission

Date: December 20, 2005

Council District: 8

Ferguson Map: 547 D6

Applicant Name:

David Mitchell

Owner Name:

Dennie Berry Jr.

Zoning Request: From "R-6" Residential Single-Family District to "C-2" (CD- Auto and Truck Repair) Commercial District with a Conditional Use for a Auto and Truck Repair.

Property Location: P-19, NCB 17930

9444 Bandera Road

Northeast side of Bandera Road

Proposal: Automotive repair and part sales

Neigh. Assoc. None

Neigh. Plan Huebner/ Leon Creeks Community Plan

TIA Statement: A Traffic Impact Analysis is not required

Staff Recommendation:

Consistent

The Huebner/ Leon Creeks Community Plan designates this parcel as Community Commercial.

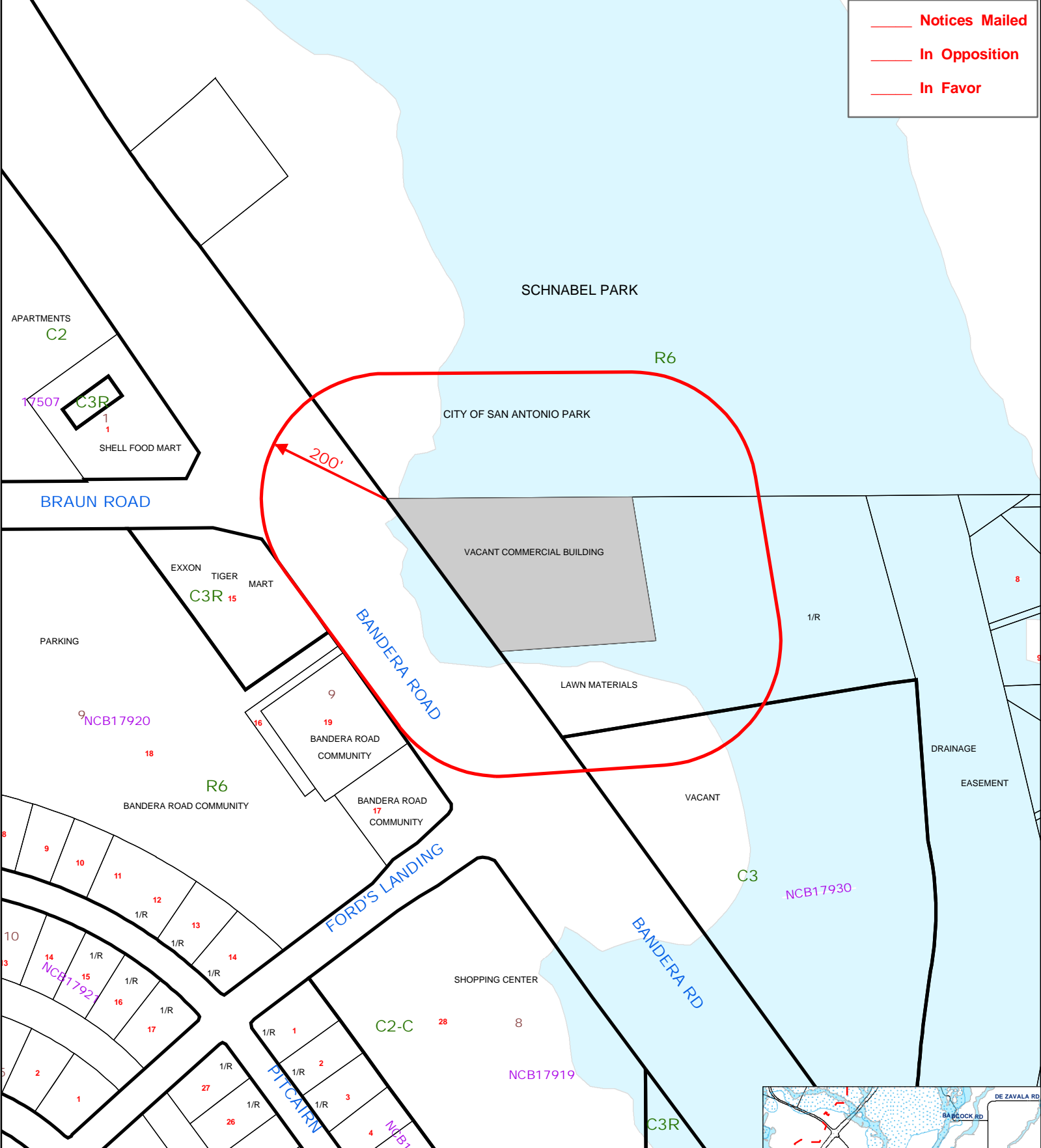
Approval

The subject property has an existing commercial building and located on Bandera Road a major thoroughfare. The subject property is adjacent to "R-6" Residential Single-Family District to the east, south and to the north (City Park) with "C-3" General Commercial District across Bandera Road to the west. The "C-2" Commercial District permit general commercial activities designed to serve the community. Single-Family dwellings are not appropriate because of the volume of traffic on Bandera Road. The requested rezoning is consistent with the development pattern along Bandera Road.

The applicant (Summit Automotive, Inc.) is currently located at 7120 Bandera Road. The subject property was formerly the site of a plant nursery (Lawns of Beauty, Inc.)

CASE MANAGER : Pedro Vega 207-7980

_____ Notices Mailed
 _____ In Opposition
 _____ In Favor

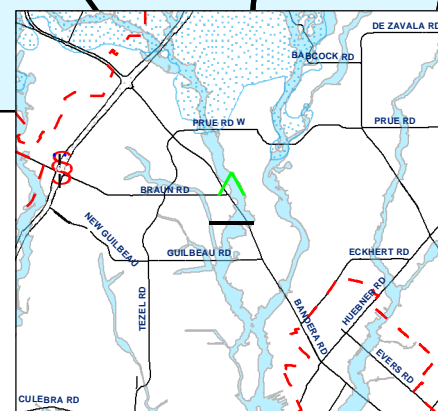


ZONING CASE: **Z2005-281 CD**

City Council District No. 8
Requested Zoning Change
From "R-6" To "C-2" CD
Date: December 20, 2005
Scale: 1" = 200'

[Grey Box] Subject Property
 [Red Circle] 200' Notification

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CASE NO: Z2005284

Final Staff Recommendation - Zoning Commission

Date: December 20, 2005

Council District: 5

Ferguson Map: 616 E8

Applicant Name:

James G. Lifschutz

Owner Name:

Big Tex San Antonio

Zoning Request: From "I-1" RIO-4 General Industrial River Improvement Overlay District 4 to "IDZ" RIO-4 Infill Development Zone River Improvement Overlay District 4.

Property Location: 7.528 acres out of NCB A-14

300 - 400 Blue Star

Located between the San Antonio River and Missouri Pacific Railroad on Blue Star Street

Proposal: Mixed use facilities

Neigh. Assoc. King William Neighborhood Association and Lone Star Neighborhood Association (within 200 feet)

Neigh. Plan Downtown Neighborhood Plan

TIA Statement: A Traffic Impact Analysis is not required for the "IDZ" Infill Development Zone Districts

Staff Recommendation:

Consistent

The Downtown Land Use Plan recommends mixed-use development including multi-family uses with a maximum density of 40 units per acre.

Approval

The subject property is located between the San Antonio River and the Missouri Pacific Railroad on Blue Star Street. The property is located off of Probandt Street, which is classified as a secondary arterial. Currently there are art silos and structures located on the subject property. The applicant is proposing a mixed-use development including uses such as apartments, galleries, and offices. The proposed IDZ Infill Development Zone will permit any use allowed within any residential, office, neighborhood commercial, commercial, or downtown district. The Master Plan calls for infill development on vacant lots and the IDZ would promote development on these underutilized lots.

CASE MANAGER : Robin Stover 207-7945

CASE NO: Z2005285 CD

Final Staff Recommendation - Zoning Commission

Date: December 20, 2005

Council District: 7

Ferguson Map: 579 E5

Applicant Name:

Henry Daughtry, Jr.

Owner Name:

Henry Daughtry, Jr.

Zoning Request: From "C-2" Commercial District and "O-2" Office District to "C-2 NA" (CD-Outdoor Storage of Boats, Vehicles, RV's) Commercial Nonalcoholic Sales District with a Conditional Use for the Outdoor Storage of Boats, Vehicles, and RV's on 12.886 acres out of NCB 15005, "C-2" Commercial District on 1.595 acres out of NCB 15005, and "C-3" General Commercial District on 5.685 acres out of NCB 15005.

Property Location: 20.166 acres out of NCB 15005 and Lot 3, NCB 18670

7500 Block of Grissom Road

Northwest corner of Grissom Road and Heath Road

Proposal: Open and/or covered storage of boats, recreational vehicles, automobiles, trucks, and other similar vehicles.

Neigh. Assoc. Misty Oaks Neighborhood Association (within 200 feet)

Neigh. Plan Northwest Community Plan

TIA Statement: A Traffic Impact Analysis has been submitted. The 20.166-acres proposed for re-zoning is currently zoned "O-2" Office District. The current zoning would have generated approximately 2,417 daily vehicle trips. The area re-zoned to "C-2" and "C-3" could generate approximately 9,429 vehicles per day, an increase of 7,012 trips. The TIA indicates that the total 35-acre property is to be developed into 12-acres mini-storage and open storage, 10-acres commercial, 7.4-acres community park and 6-acres drainage buffer. The total development on the 35-acres is projected to generate 2,004 daily vehicle trips, less than the existing "O-2" zoning's projected traffic. If the proposed site were to be developed differently from the proposed storage and park, a revised Level-2 or Level-3 TIA would be required at platting.

Grissom Road at current traffic levels is not at capacity and will handle the proposed traffic from the development. The TIA Division recommends support of re-zoning with the following comments. The eastern proposed driveway on Grissom closest to Heath Road (Phase-III driveway) would not be allowed since it is too close to the intersection. A right turn deceleration lane would be required to be installed on Grissom into the Phase-I driveway.

CASE NO: Z2005285 CD

Final Staff Recommendation - Zoning Commission

Staff Recommendation:

Inconsistent

A Plan Amendment has been submitted and was heard by the Planning Commission on December 14, 2005. The Planning Commission continued the case until January 11, 2006. Staff is in support of the request to change Low Density Residential to Community Commercial and Parks land uses on approximately 13 acres. But does not support a change from Neighborhood Commercial and Community Commercial land uses to Regional Commercial land use on approximately 7 1/2 acres. Staff would support changing Neighborhood Commercial land use to Community Commercial land use, which would allow commercial zoning ("NC", "C-1", "C-2", "O-1") except for the "C-3" and "O-2" zoning districts.

Approval contingent on Plan Amendment

The subject property is currently vacant and fronts on Grissom Road, a major thoroughfare. The surrounding zoning districts consist of commercial and industrial districts. The property to the north contains established single-family homes and a park.

The property was previously zoned Temporary "R-1" and rezoned to "O-1" in 1990. The "O-1" Office District was converted to "O-2" with the adoption of the 2001 Unified Development Code (UDC).

The proposed commercial districts would be appropriate at this location due to the surrounding land uses. The subject property is located within a commercial corridor along Grissom Road. Commercial Development is more appropriate along major thoroughfares and commercial corridors. The park to the north currently serves as a buffer between the residential district and the existing office district.

Proposed Staff Conditions:

1. A six-foot solid screen fence and a Type "C" Landscape Buffer shall be constructed and maintained along the north property line.

CASE MANAGER : Robin Stover 207-7945

CASE NO: Z2005286

Final Staff Recommendation - Zoning Commission

Date: December 20, 2005

Council District: 6

Ferguson Map: 613 C1

Applicant Name:

Owner Name:

Regent Community Partners, L.P.

Frank Persyn

Zoning Request: From "R-6" Residential Single-Family District to "R-4" Residential Single-Family District.

Property Location: 12.45 acres out of NCB 18288

Approximate Northeast Corner of West Military Drive and Potranco Road

Proposal: To provide a variety of housing types in the master-planned subdivision

Neigh. Assoc. None

Neigh. Plan None

TIA Statement: A Traffic Impact Analysis was submitted with related zoning case Z2005259

Staff Recommendation:

Approval

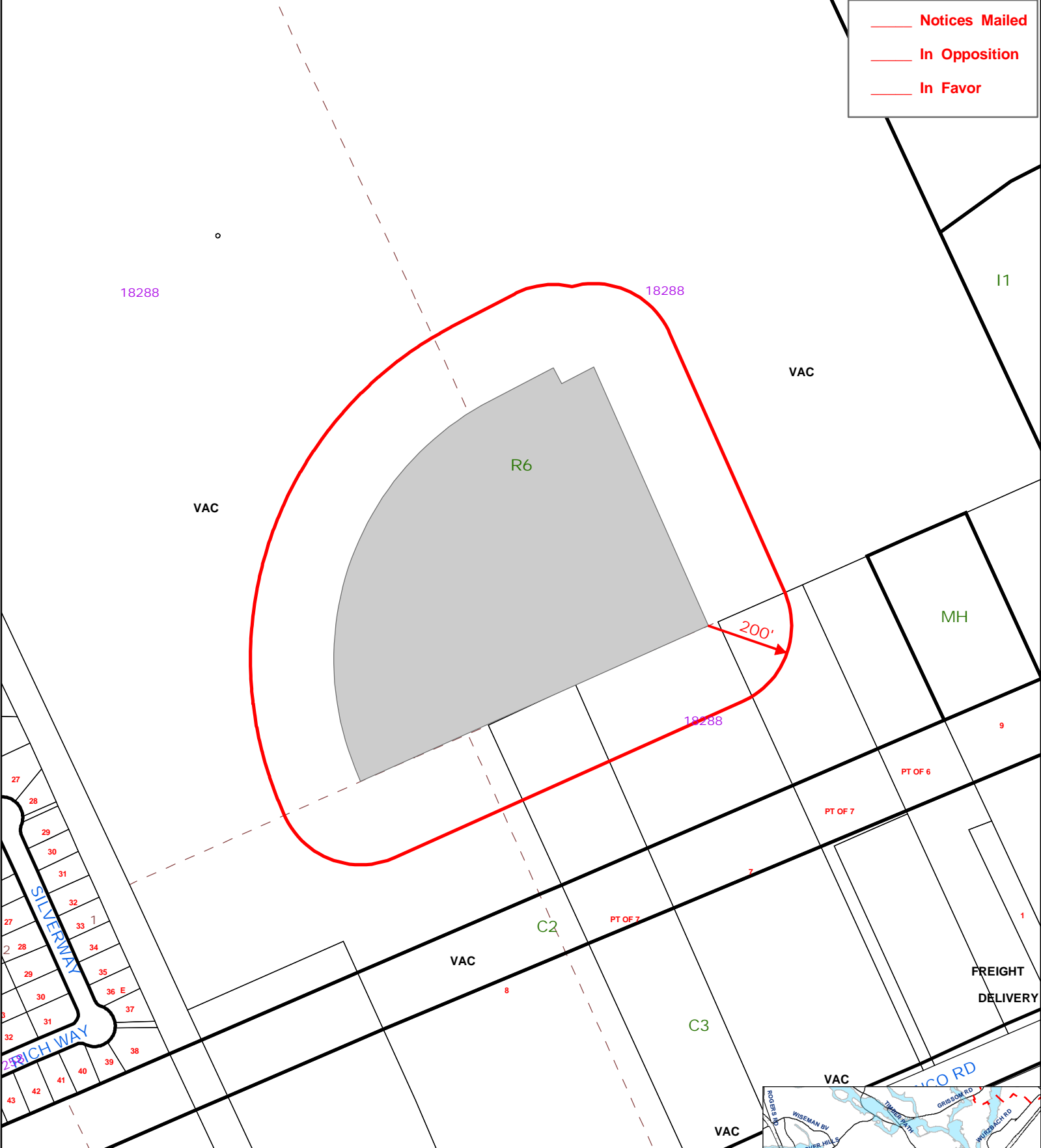
The requested zone change from "R-6" to "R-4" is in conjunction with a previous case, Zoning Case Z2005259. On November 15, 2005, the Zoning Commission recommended approval for the rezone of 118.94 acres from "R-6" to "R-5." That case will be heard by the City Council on December 15, 2005. This case involves a smaller and undeveloped 12.45 acre portion of the same 185 acre parcel. The remaining acreage not included in either case to date consists of 53.56 acres presently zoned "R-6." Staff is recommending approval, as the proposed zoning is compatible with the surrounding residential neighborhoods and a variety of lot sizes will promote a diversity of housing types and styles.

The applicants are seeking to develop a large single-family development with a variety of lot sizes and housing styles. A change from "R-6" to "R-4" would allow an increase in the number of single-family units of up to 50%.

The city's Major Thoroughfare Plan shows West Military Drive traversing the property and connecting with Southwest Military Drive at Potranco Road. Ingram Road may also be extended through the proposed development.

CASE MANAGER : Matthew Taylor 207-5876

_____ Notices Mailed
 _____ In Opposition
 _____ In Favor

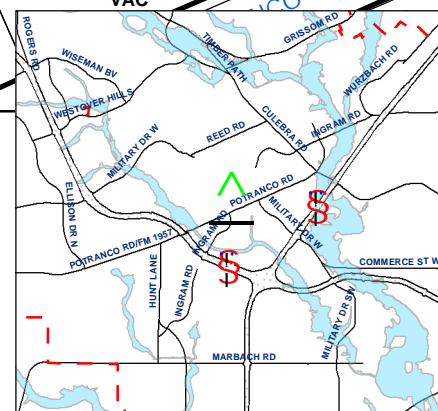


ZONING CASE: Z2005-286

City Council District No. 6
Requested Zoning Change
From "R-6" To "R-4"
Date: December 20, 2005
Scale: 1" = 300'

■ Subject Property
 ○ 200' Notification

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CASE NO: Z2005287 CD

Final Staff Recommendation - Zoning Commission

Date: December 20, 2005

Council District: 4

Ferguson Map: 613 B6 and C6

Applicant Name:

Owner Name:

Sylvan Lutz

Sylvan Lutz

Zoning Request: From "C-2" Commercial District to "C-2NA" (CD-Mini-Storage Facility) Commercial Non-Alcoholic Sales District with a Conditional Use for a Mini-Storage Facility.

Property Location: 2.4 acres out of NCB 17877

8714 Marbach Road

Intersection of Marbach Road and Cable Ranch Road

Proposal: To allow a mini-storage facility

Neigh. Assoc. Rainbow Hills Neighborhood Association

Neigh. Plan None

TIA Statement: A Traffic Impact Analysis is not required

Staff Recommendation:

Approval

The proposed zoning and use will serve as an appropriate transition between the more intense commercial uses along Marbach Road and the single-family subdivision to the south. The proposed use itself is compatible with the existing commercial uses to the north and east and will likely be compatible with any future uses on the undeveloped parcel zoned "C-2" to the west.

The property currently has split zoning, "C-3R" to the north and "C-2" zoning to the south. The north portion of the property has an improved parking area and a car wash, and it consists of 1.27 acres. The south portion, consisting of 2.40 acres, is currently undeveloped. The current zoning districts were applied to the subject property in 1988, and this property is among many others in the vicinity that have been created since. The applicants are requesting a change in zoning to allow a miniwarehouse facility. The facility will have about 9 banks of storage units of various sizes and, as is common with this type of use, perimeter fencing for security purposes and directional lighting will be installed.

There is an unimproved 20 foot drainage easement, platted within the Lackland City Subdivision, that provides a separation between the subject property and the residences to the south. It appears that the southerly 10 feet of the easment has been fenced in with the adjacent residences and the northerly 10 feet is open and visible from the subject property. Because of the easement and the solid fence along the subdivision boundary, the applicant's installation of perimeter security fencing will suffice in lieu of a Type "C" normally required for uses that require a "C-3" zoning district. All fencing along the south property line, however, must provide adequate screening as required by the Unified Development Code for miniwarehouse facilities.

CASE MANAGER : Matthew Taylor 207-5876

CASE NO: Z2005288

Final Staff Recommendation - Zoning Commission

Date: December 20, 2005

Council District: 6

Ferguson Map: 613 E3

Applicant Name:

Owner Name:

Wade Interest, Inc.

Southwest Foundation for Research and Education

Zoning Request: From "I-1" Industrial District to "C-3" General Commercial District.

Property Location: 22.435 acres out of NCB 11493

7620 Northwest Loop 410

Northeast corner of Northwest Loop 410 and West Military Drive

Proposal: To develop a mixed retail center

Neigh. Assoc. None

Neigh. Plan None

TIA Statement: A Level 3 Traffic Impact Analysis is required

Staff Recommendation:

Approval

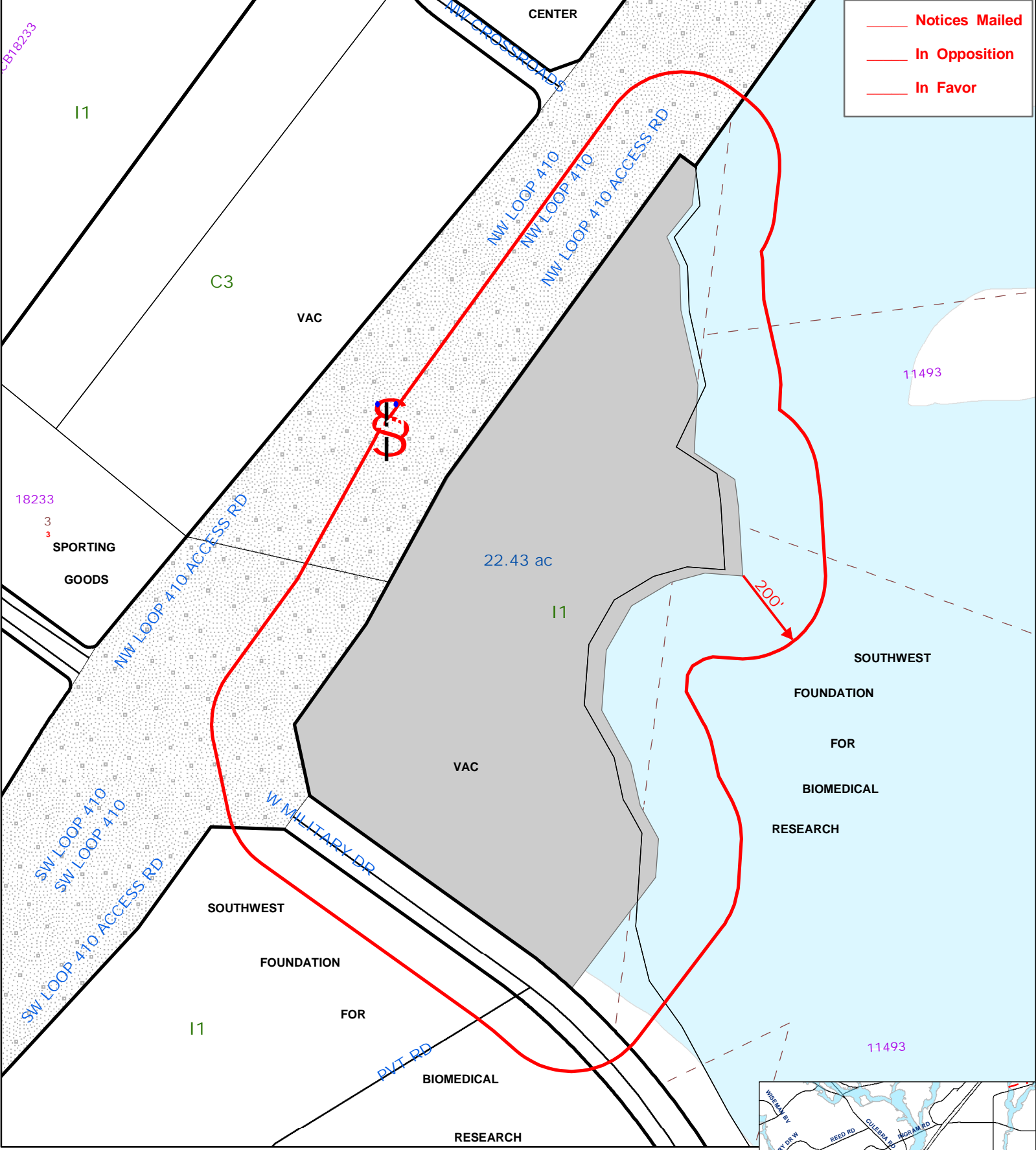
The requested "C-3" zoning is a downzone from the existing "I-1" industrial zoning district. The intersections of major streets and highways, such as Military Drive and Loop 410, are the most appropriate locations for the regional commercial uses allowed in the "C-3" zoning district. Major intersections feature properties that have multiple frontages and provide greater capacity and flexibility for vehicular ingress and egress and where property lines are typically shared with office and commercial uses instead of less intense residential uses.

The subject property, 22.4 acres, was part of a large 839 acre rezoning in September of 1974, in anticipation of the Southwest Foundation for Research and Education. The remainder of Foundation properties are retaining the "I-1" zoning district, including the property across West Military Drive to the south. The properties to the west, across Loop 410, have "C-3" zoning and most have existing commercial uses.

The applicants are proposing a mixed-retail development. The overall scale of the development will be somewhat limited due to the presence of Leon Creek and the resulting flood plain. Since the property is surrounded by Foundation property zoned "I-1," the Type "C" buffer usually required with a rezone to "C-3" is not required.

CASE MANAGER : Matthew Taylor 207-5876

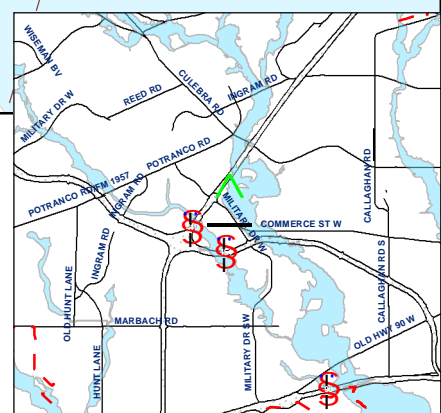
- ____ Notices Mailed
- ____ In Opposition
- ____ In Favor



ZONING CASE: Z2005-288
City Council District No. 6
Requested Zoning Change
From "I-1" To "C-3"
Date: December 20, 2005
Scale: 1" = 300'

- Subject Property
- 200' Notification

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CASE NO: Z2005290

Final Staff Recommendation - Zoning Commission

Date: December 20, 2005

Council District: 3

Ferguson Map: 684 B-2

Applicant Name:

Owner Name:

Brown, P.C.

3500 Goliad Road, L.P.

Zoning Request: From "R-4" Residential Single-Family District to "C-3" General Commercial District.

Property Location: Parcel 1, NCB 10880

3600 Block of Goliad Road

Goliad Road and South East Loop 410

Proposal: Develop a commercial site

Neigh. Assoc. Brookside Neighborhood Association

Neigh. Plan None

TIA Statement: A Traffic Impact Analysis is required. (See below)

Staff Recommendation:

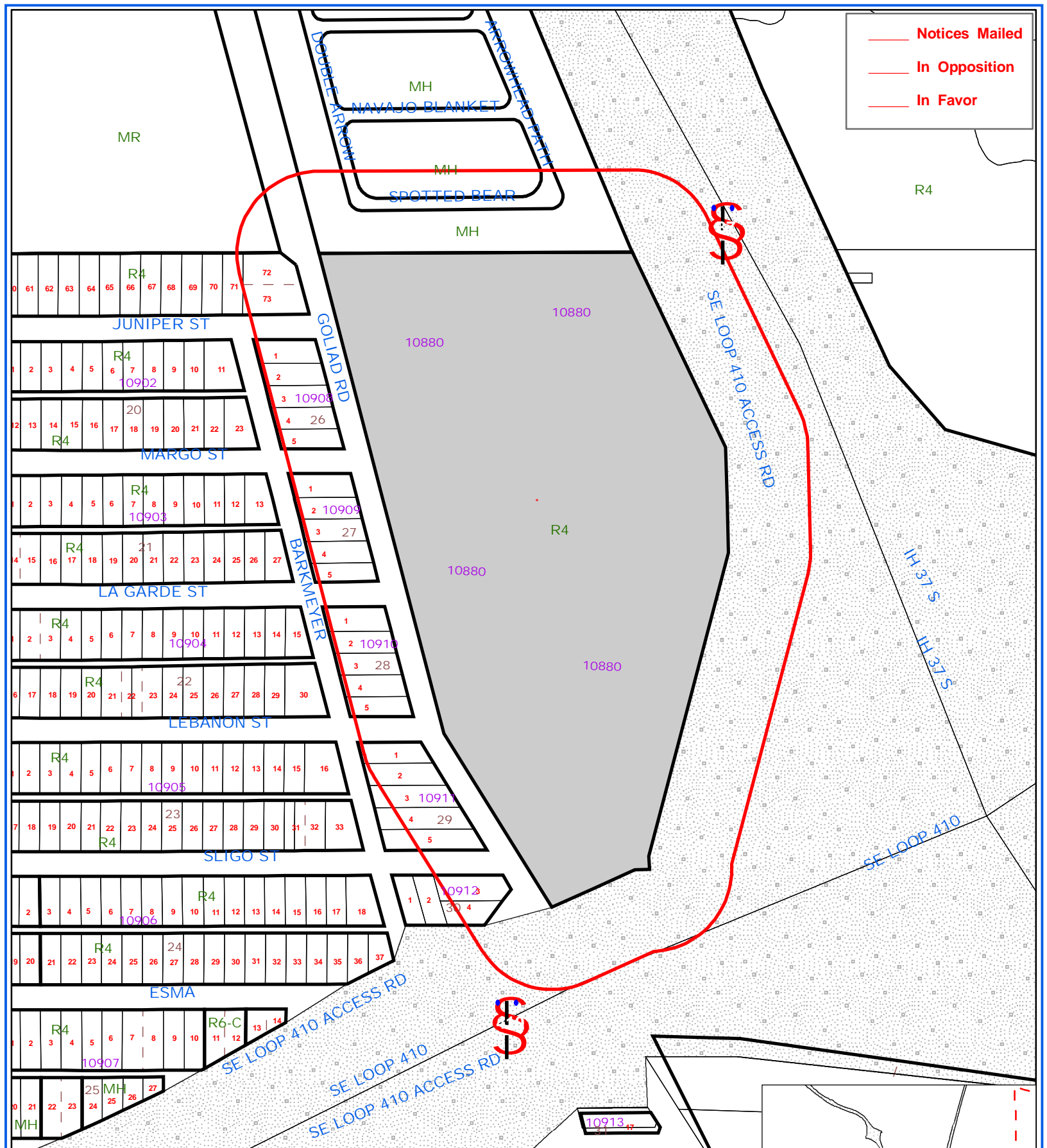
Approval. The subject property is vacant. To the north of the property is "MH" zoning and uses. West of the property is a Residential development. The residential properties on the west side of Goliad face Barkmeyer. South IH 37 and South East Loop 410 surround the rest of the property.

"C-3" zoning is encouraged at the intersections of major arterials. The subject property meets at the intersection of two major Freeways (SE Loop 410 and IH 37 S) and a major thoroughfare (Goliad Road). This intersection makes up a commercial node.

A Level-1 TIA has been submitted, however a Level-2 would be required when a more detailed development on the site is defined. In addition, a Level-2 study performed at this time would not take into account the development activity occurring at Brook City Base with the commercial growth and the addition of DPT Laboratories. The developer has proposed to perform a more extensive study at a future date, when City Brooks is more built-out. The 23.887-acres is currently zoned R-6 Single Family Residential use. The current zoning would have generated approximately 1,320 daily vehicle trips. The property is proposed to be zoned C-3 and developed into shopping center, though no layout has been proposed with the TIA. The proposed C-3 development is projected to generate 11,164 daily vehicle trips, an increase of 9,844 vehicle trips per day.

Due to the limited current traffic on Goliad, and the close location of the freeway, the TIA Division recommends support of re-zoning based on the TIA submitted and will request a more detailed TIA when platted. It is likely that the development will require widening of Goliad when development occurs.

CASE MANAGER : Richard Ramirez 207-5018



City Council District No. 3 Requested Zoning Change From "R-4" To "C-3"

Scale: 1" = 300'

 **200' Notification**



C:\Dec 6 2005

